

STAGS

The Chedworth, Plot 195

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Mill Gardens, Willand Road,Cullompton, EX15 1ZJ

Cullompton Town Centre 1 mile I Tiverton 7 miles I Exeter 14 miles

The Chedworth is a spacious 4 bedroom detached home designed for modern family living.

- 4 bedroom detached home
- Utility room
- Ensuite to bedroom 1
- Single garage
- EPC TBC
- Spacious kitchen/family room
- Separate living and dining room
- Family bathroom
- Freedhold
- Council tax band TBC

Guide Price £384,995

SITUATION

Offering a choice of two, three and four bedroom new homes, Mill Gardens is set on the outskirts of charming Cullompton. With great amenities and peaceful surroundings, this ancient market town is also ideally situated for commuting to Exeter.

Surrounded by the rolling Devonshire countryside yet just a few short minutes from the M5, Cullompton offers the best of both worlds. The historic town, known locally as Cully, is awash with independent shops and businesses including cafes, hairdressers and convenience stores. Residents also benefit from practicalities such as a pharmacy, GP surgery, vets and post office. For the weekly shop there's a Tesco superstore and Aldi, or you could visit the twice weekly farmers' market to sample fresh local produce.

With a number of schools and fantastic open spaces, this is a great place to raise a family – even more so because of funds of over £2 million that Persimmon has allocated for a new primary school, contributions to early years, secondary and special needs education, a doctors' surgery expansion, and a town centre road relief contribution. All in all, this exciting development in a sought after location is one that you won't want to miss out on.







DESCRIPTION
The Chedworth ticks all the boxes for a family home. The modern and stylish open plan kitchen/family room is perfect for spending time as a family and for entertaining. There's also a well-proportioned living room, separate dining room, downstairs WC and handy utility room with outside access.

Upstairs there are four generously sized bedrooms, bedroom one with it's own ensuite plus a large family sized bathroom serving the remaining bedrooms and additional cupboards for extra storage space.

OUTSIDE
This home benefits from a single garage, parking for 2 cars and a private rear garden.

EDUCATION FOR ALL
In addition to the new primary school that will be provided on the development, there are several schools in Cullompton catering to children of all ages. St Andrew's Primary School and Willowbank Primary School are within walking distance of Mill Gardens, while the nearby Cullompton Community College provides education up to 16 years old.

AGENT NOTES
Annual service charge will be payable.
The photos are to show the finish only and are taken from a similar property.

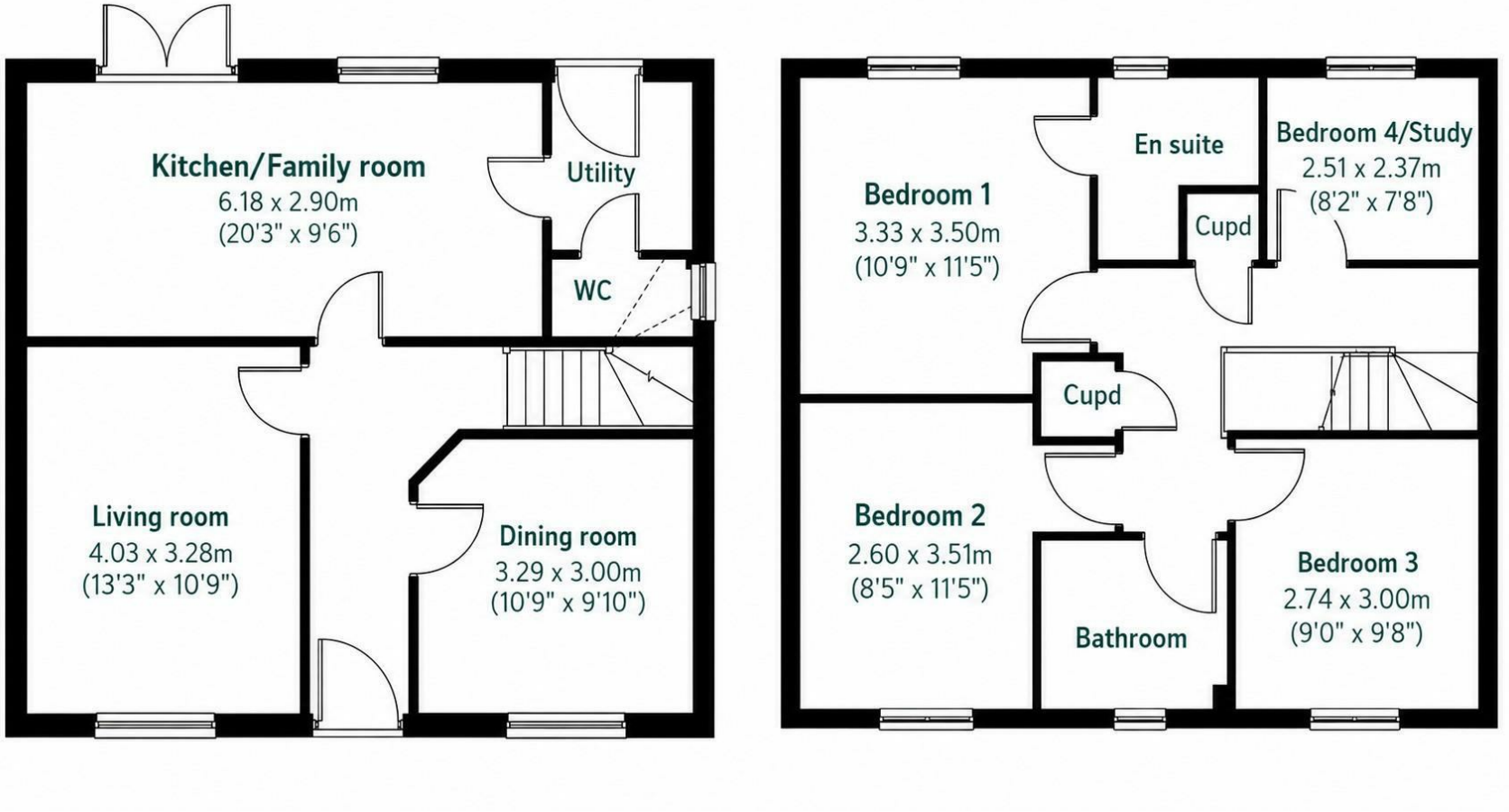
VIEWING
Please contact the Stags Tiverton Office for more information on 01884 235705.

DIRECTIONS
Development location: What3words: ///grow.finer.untruth









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